V(R-10/20/93 NRHP-12/23/93

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

The formed for use in nominating or requesting determinations for undividual erecentes and distincts, becausinctions in <u>Hew to remember the National Register of Ristone Places Registration Form inhabition Register Studies and Experimental Register of Ristone Places Registration Form inhabition Register Studies and Experimental Register of Ristone Register of Rist</u> 1. Name of Property historic name Loretta other names/site number Edmonium, 30-35 2. Location \_\_\_\_\_\_\_ street & number E side US 17, 3500 ft N of Warrenton not for publication N/ city or town Warrenton vicinity state Virginia code VA county Fauquier code 061 zip code 2218 3. State/Federal Agency Certification As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this \_x\_ nominated\_\_\_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property \_\_x\_meets \_\_\_\_does not meet the Mational Register Criteria. I recommend that this property be considered significant \_\_\_\_ nationall \_\_\_\_ statewide \_x\_ locally. ( \_\_\_\_ See continuation sheet for additional comments.) Director, Virginia Department of Historic Resources State or Federal agency and bureau In my opinion, the property meets does not meet the National Register criteria. ( \_\_\_ See continuation sheet for additional comments.) Signature of commenting or other official State or federal agency and bureau \_\_\_\_\_ 4. National Park Service Certification I, hereby certify that this property is: \_ entered in the National Register See continuation sheet. determined eligible for the National Register See continuation sheet. determined not eligible for the National Register removed from the National Register \_ other (explain): \_\_\_

Signature of Keeper

Date of Action

5. Class	======================================
Jwnershi	p of Property (Check as many boxes as apply)  _x_ private public-local public-State public-Federal
Category	of Property (Check only one box)  x building(s)  district  site  structure  object
Number o	f Resources within Property
(	Contributing Noncontributing  -6
Number of Register	contributing resources previously listed in the National
a multipl	elated multiple property listing (Enter "N/A" if property is not part of e property listing.)N/A
Iistoric	Functions (Enter categories from instructions)
Cat:	DOMESTIC Sub: Single dwelling Secondary structure
	AGRICULTURE/SUBSISTENCE Animal facility
urrent F Cat:	unctions (Enter categories from instructions)  DOMESTIC Sub: Single dwelling  AGRICULTURE/SUBSISTENCE Storage

7. Description
architectural Classification (Enter dategories from instructions)  Late 19th and 20th Century Revivals: Colonial Revival_
Materials (Enter from instructions) foundationSTONE roofSLATE
other WOOD WOOD
Narrative Description (Describe the historic and current condition of the propert on one or more continuation sheets.)
8. Statement of Significance
Applicable National Register Criteria (Mark "x" in one or more coxes for the criteria qualifying the property for National Register Listing)  A Property is associated with events that have made a significant contribution to the broad patterns of our nistory.  B Property associated with the lives of persons significant in our past.  C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a masser, or possesses high artistic values, or represents a significant and distinctive characteristics of a type, period, or method of construction or represents the work of a masser, or possesses high artistic values, or represents a significant and distinctive characteristics of a type, period, or method of construction or represents the work of a masser, or possesses high artistic values, or represents a significant and distinction.  D Property has yielded, or is likely to yield information important in prehistory or history.  Criteria Considerations (Mark MXM in all the boxes that apply.  A owned by a religious insuttation or used for religious purposes.  B removed from its original location.  D a cornectory.  E a reconstructed building, object or structure.  F a commemorative property.  G less than 50 years of age or achieved significance within the past 50 years.
Areas of Significance (Enter categories from instructions)  ARCHITECTURE
Period of Significanceca. 1800-1913
Significant Datesca. 180019071913
Significant Person (Complete if Criterion B is marked above)  N/A
Cultural AffiliationN/A
Architect/BuilderUnknown

Narrative Statement of Significance (Explain the significance of the property one or more continuation sheets.)

and and Sibliographical References
Cite the books, articles, and other sources used in preparing this form on or more continuation sheets.
Primary Location of Additional Data
======================================
Acreage of Property _76.5 acres_
UTM References (Place additional UTM references on a continuation sheet)
Zone Easting Northing Zone Easting Northing
1 18 256110 4292420 2 18 255720 4291790
3 18 255575 4292060 4 18 255800 4292560
_X_ See continuation sheet.
Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)
Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)
11. Form Prepared By
name/title Clinton E. Piper
organization Mary Washington College dateJuly 1993
street & number_R. D. #4, Box 89A telephone 412-537-2738_
city or townLatrobe state_PA_ zip code15650

Additional Documentation	
Submit the following items with the complete form	
Jontinuation Sheets	
Maps A USGS map (7.5 or 15 minute series indication. A sketch map for historic districts and proproumerous resources.	-
Photographs Representative black and white photographs of Additional items (Check with the SHPO of FPO for	
Property Owner	
(Complete this item at the request of the SHPO or name	FPO.)
street & numberP. O. Box 1007 tele	phone_(703) 347-2436
city or town warrenton state	e _VA_ zip code22186

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amena existing listings. Response to this required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief. Administrative Services Division. National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

OMB No. 1024-0018

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Loretta Fauquier County, Virginia

## SUMMARY DESCRIPTION

Loretta is a seventy-six-acre farm in Fauquier County, Virginia. The main building, originally built as a two-story, single-pile dwelling in the early nineteenth century, was enlarged and remodeled in the Colonial Revival style between the years of 1907-1908. It is an L-shaped, three-bay, brick house with a hipped roof built over a raised basement. The property is located on U.S. Route 17 approximately three miles north of the town of Warrenton. In addition to the main house the property includes a smokehouse, and a well, both of which date to the early nineteenth century. Two barns, a corncrib, and two tenant houses, all date to the early twentieth century. A later garage is noncontributing. All of the buildings are close to the main house forming a small complex. A pond is located behind the main house.

## ARCHITECTURAL ANALYSIS

The house at Loretta has a stone foundation above which is a three-course American bond brick water table. There are two basement window openings on the northwest facade. The windows are single sash with six panes, above which are segmental arches that are one stretcher wide. A doorway on the southeast facade opens to the basement.

The walls of the house are brick; the main facade is laid in Flemish bond and the remaining three sides are laid in three-course American bond. There is no string course between the first and second floors of the house. Differences in the brickwork on the northwest elevation of the house suggest that the entire back section of the house was added in 1908 to the original single-pile house.<sup>2</sup> The brick addition replaced a frame addition that was probably built between 1837 and 1855. All three of the chimneys, two located on the northwest facade, and one on the southeast facade, are interior end chimneys and are constructed of stretcher-bond brick.

The main facade is oriented to the southwest. It is dominated by a two-story, one bay Ionic portico flanked by balustraded terraces supported by brick arches. The portico is not centered on the facade and has a full entablature with modillion blocks. This flat-roofed portico dates to 1913; before that time there was a one-story frame porch sheltering the front door.<sup>3</sup> A ghost of a another one-story porch indicates that it ran the length of the front elevation.

Porches on the rear northeast and the southeast elevations were added at the same time as the one on the main facade. All are built on brick piers and are made of wood. The porch sheltering the door leading to the kitchen is screened while the one sheltering the door to the main hall is open and features paired wooden columns and a turned balustrade. The southeast porch is screened as well and has modillion blocks under the eaves.

The main doorway on the southwest facade was added to the house in the twentieth-century remodeling and it features a sandstone threshold, a six-paneled door with sidelights, and a fanlight. Above the doorway is a brick elliptical arch. The doorway itself is not centered on

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the elevation. On either side of the main doorway are French doors that replaced original windows in the early 1900s. The southeast elevation has four sets of these doors as well. Like the main door, each of these doors has a sandstone threshold, double glazed doors, and a rectangular transom, above which is a brick segmental arch. All of the French doors are flanked by pairs of full-length shutters.

The two doors on the northeast elevation are much simpler. The doorway leading into the main hall has a set of five-panel double doors flanked by sidelights. There is no transom above; only a brick segmental arch. The doorway to the kitchen is a single door with two glazed panels and one wood panel. It has no transom, sidelights, or segmental arch.

Windows throughout the house are glazed with double-hung sash set in wood frames. each having a sandstone sill, shutters, and segmental arches. Windows on the southwest elevation at the second floor are all twelve-over-eight double-hung sash windows. On the first floor of the northwest elevation are three windows with twelve-over-twelve sash, and one with a nine-over-nine sash. At the second floor three of the windows contain twelve-over-eight sash, while the other contains nine-over-nine sash.

On the northeast elevation, the windows to the east of the door on the first floor are both nine-over-nine sash. At the second floor are three windows; the one directly above the doorway has twelve-over-eight sash, while the other two windows have nine-over-six sash. At the east elevation of the projecting ell is a nine-over-nine sash window with no shutters. The northwest elevation of the ell has one twelve-over-eight sash window at the second floor. Finally, the southeast side of the building has four nine-over-nine sash windows directly above the first-floor French doors. All the dormer windows are double hung with eight-over-eight sash.

The main house has a deck-on-hip roof, which at one time had a balustrade surrounding the deck. The roof is covered in slate. On the southwest elevation between two pedimented dormers is an eyebrow window. The northwest and southeast elevations each have eyebrow windows as well, while the northeast facade has one pedimented dormer centered on the roof. The roof was raised during the twentieth-century remodeling at which time the present dormers were also installed. A molded cornice with modillion blocks extends around the entire structure.

Only the original section of the house has a basement. The addition across the entire northeast elevation of the house has a crawl space. The basement has three rooms including the southeast room, which contains a large cooking hearth and dates to the nineteenth century. Evidently this room was originally a kitchen; today it serves as storage space. A single-run, closed-string, modern concrete stair leads up to the present kitchen in the northwest corner of the house.

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Loretta has a modified double-pile central-passage pian on both the first and second floors of the house. Southeast of the central hall on the first floor are a living room, library, and half bath. To the northeast is the dining room, pantry, and kitchen. Floors are wood, architrave trim around doors measures seven inches wide, baseboards are eleven inches high, ceiling height is approximately ten feet and six inches, and the walls are plaster throughout the house. Doors in the house have five panels. Beaded molding surrounds the inside of the front door.

The central passage features a simple molded cornice at the ceiling. On the northwest wall of the central hall is an open-string stair with sunburst brackets. It rises in a single flight of sixteen risers to a square landing and then rises in a second flight of five risers to the second-floor hall from which it continues in a similar fashion to the third floor. The stair is 4'0' wide and has 1'1/2' treads and 7 1/2' risers. The wooden handrail is molded and terminates at a turned newel post. There are three turned balusters to each tread. At the northern corner of the hallway beneath the main stairs is a closet with a single door identical to those on the first floor of the house.

The living room at Loretta is southeast of the central hall and measures 16'4''x 18'4''. It is entered through double pocket doors, each of which has five panels. The room has a simple wood baseboard, a molded wood cornice, and painted plaster walls. The mantelpiece features a full entablature with a plain frieze and molded cornice with dentils supported by fluted wooden columns.

Opposite the living room doors are an identical set of pocket doors leading into the dining room, which is southwest of the main hall. This room measures 16'18" x 17'16". The only difference between this room and the living room is the 4'11" rectangular carved paneling on the walls. The mantelpiece is similar to the one in the living room. A swinging door on the northeast wall of the dining room leads into the pantry which measures 5'5" x 11'5" and has one large storage closet and four-foot-high wainscoting. Another swinging door leads to the modern kitchen which measures 21'11" x 16'9". To the southeast of the pantry entrance in the kitchen is a simple paneled door with steps leading to the basement. In the southeast corner of the kitchen a single flight of narrow stairs rises to a doorway leading to a small landing outside of the bedroom in the northeast corner of the house.

Directly across the main hall from the kitchen on the southeast side of the house is the library measuring 16'2"x 19'4". It has a doorway flanked by bookcases that rise from floor to ceiling. Decoration is the same as other interior rooms. A small, 6'6" x 8'8" half bath occupies the northern corner of the library and is entered from the main passage. It has identical wainscoting to that of the pantry.

The second floor of Loretta, like the first floor, is laid out around a central hall. Above all the bedroom doors on the second floor are glass transoms. At the southwest end of the hall is a large walk-in storage closet that is positioned directly above the main doorway. Flanking

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the door to the closet are two more closets set out in the hall. At the bottom of the stairs to the attic on the northwest wall of the main hall is a closet. To the southeast of the main hall is a bedroom identical in configuration to the living room below. The fireplace in this room has a carved wooden mantelpiece believed to be from the Federal period. This bedroom provides access to another bedroom to the northeast that is the same size as the library below, including the corner bathroom with wainscoting.

Across the hall from the southeast bedroom is the master bedroom, which is the same size as the dining room below, with a Federal-style carved wooden mantelpiece. The master bedroom has a door on the northeast wall that leads to a bath directly above the pantry on the first floor. This bath connects with a bedroom to the northeast that features the same decoration as other rooms. A closet is located on the southeast wall of the bedroom. The doorway of this room opens onto a small landing with three steps leading down to the landing of the main stair. To the southwest of the door into this bedroom is a door with a narrow staircase that leads to the kitchen.

The attic at Loretta is divided into four large wood-floored storage rooms. The southeast, center, and the northwest rooms are all finished, while the remaining room has exposed rafters. The four doors leading to each of these rooms have six panels. They are framed by molded trim with large square corner blocks.

Outbuildings include a twelve-foot-square brick smokehouse on a stone foundation. The southwest elevation has a wooden door, while the northwest elevation has a basement entrance. The northeast elevation has a six-over-six double-hung sash window. It has a pyramidal hipped roof of slate. A brick well with a wooden roof is nearby.

East of the main house is a complex of farm buildings that includes a 40'x 70' wood frame barn built on a stone foundation. It has a gable roof and three wooden cupolas. A 12'x 18' gable-roofed wood frame corncrib on a stone foundation and a 16'x 64' gable-roofed wood frame barn with one cupola on a stone foundation both date to around 1900. North of the main house is a 16'x 24' two-story, wood frame, gable-roofed tenant house that dates to about 1900 as well. Another tenant house of the same style measuring 29'x 22', is south of the main house. Both houses serve as quarters for employees. A noncontributing concrete-block garage dates to around 1940.

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Loretta Fauquier County, Virginia

## STATEMENT OF SIGNIFICANCE

Loretta is an architectural essay that portrays the transformation of an early-nineteenth-century farmhouse into a fine Colonial Revival mansion of the early twentieth century. While interesting as an example of an evolved house, Loretta is significant primarily as one of the finest Colonial Revival houses in its area. Few details remain from the early nineteenth-century Edmonds house, other than a cooking hearth, Federal-style mantels, and one outbuilding. Extensive renovations made by John and Cornelia Gaines in 1907-1908 recast the house into an elegant Colonial Revivial mansion, a style it retains to the present time. Since the 1913 construction of the front portico by the Finley family, no other major changes have taken place. Loretta's complex of outbuildings reveal that it was also a working farm. The owners in the early years of the twentieth century were some of Fauquier County's most prestigious and wealthy citizens who made Loretta the center of their comfortable way of life.

## HISTORICAL BACKGROUND

Frances Edmonds, widow of Colonel Elias Edmonds, built the original part of Loretta in the early nineteenth century with 5,000 dollars her husband received for service in the Revolution. Frances inherited land that once was part of Elias's large estate, Ivy Hill, and there she built a new house. The property was named Edmonium in honor of her late husband. The Edmonds family was prominent in the early history of Fauquier County.<sup>6</sup>

Frances built a house that was half the size of the present one. It was a two-story, three-bay, single-pile, center-passage-plan house built of Flemish-bond brick and constructed on a full stone basement. The roof was gabled and the main elevation featured a porch. Frances was apparently a woman of some means because the house features two finely-carved Federal mantels, located on the second floor. In the original Edmonds house the basement served as the kitchen since its cooking hearth and iron crane pot remain. The mantels and the cooking hearth are the only surviving elements dating to the construction of the house in the early nineteenth century.

One outbuilding, southeast of the main house, served as both a springhouse and a smokehouse. It is not certain whether this building was constructed during the Edmonds ownership; it may date to the Foote ownership. The building is constructed of Flemish-bond brick upon a stone foundation and has a pyramidal roof, while nearby is a nineteenth-century well.<sup>8</sup>

Frances Edmonds died in 1825 leaving 275 acres and the house to her granddaughter, Frances Edmonds Grayson. She was married to Richard H. Foote, a member of another long-established family in Fauquier County. Foote himself was a wealthy man and added 148 acres to the farm in 1834; by 1837, the value of the property increased from \$500 to \$1,200. This indicates that Foote doubled the size of Edmonium with a two-story frame addition across the

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entire back of the house. Additional increases in the value of improvements indicate that Foote also constructed a number of other outbuildings."

The Edmonds brick house was enlarged by a frame addition across the entire rear of the house between 1837 and 1855 by Richard H. Foote. He probably extended the central passage and moved the staircase to the back of the hall. The entire brick back wall of the house was not removed, only portions of it for the hallways.<sup>12</sup>

In 1862 Richard Foote died and left the property to his son, William G. Foote, who died before the estate could be settled. In 1869, 91 3/4 acres passed to William G. Foote's heirs, during which time little activity occurred and the property and buildings declined in value.<sup>13</sup> In 1883 the Scott family purchased 89 1/4 acres and named the property Loretta, but otherwise made no changes to the house or the property.<sup>14</sup> In 1892 the Scotts sold the property to Christianna and Francis Muhlhoffer who then sold it to Turner Shacklett in 1902.<sup>15</sup>

Shacklett stabilized the existing structures and sold the property to John and Cornelia Gaines in 1907. Gaines (a banker in Warrenton) and his wife transformed Loretta into a Colonial Revival mansion in approximately one year, increasing the value of the buildings from \$2,760 in 1907, to \$10,000 by 1908.

Cornelia Gaines was known for her good taste in design and she created the Colonial Revival Loretta of today in little more than a year. No record indicates that she employed an architect, although the work is of high quality. The house does have a slight imbalance evident in the main elevation; the front door, the second-story window above it, and the portico are not symmetrical.<sup>18</sup>

The extensive Gaines remodeling included: replacing the frame addition of Richard Foote with one of brick; raising the roof to provide a third floor; addition of dormer and eyebrow windows and addition of French doors to replace the windows on the southwest and southeast elevations of the house; an entrance with a fanlight and sidelights; and a brick terrace across the main elevation with a wooden porte-cochere, as well as a wooden porch on the southeast side. Inside, pocket doors were added to the entrances into both the living and dining rooms; a three-story open staircase was constructed at the rear of the main hall; and a kitchen and pantry were included with a stair leading to the basement and a small back stair to the second floor. 19

Gaines sold the property in 1911 to W. W. Finley, the president of Southern Railway.<sup>20</sup> The Finleys changed the name of the property to Sunny Hill and constructed several dairy barns, none of which survive today, and made other changes to the house. It is unclear whether the two tenant houses that stand today were built by Gaines or Finley.<sup>21</sup>

Finley purchased the property in 1911, and in 1913 removed the frame porte-cochere and added a two-story Ionic portico. While it may have been a popular style of the time, the portico

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does not fit the scale of the house and probably was not designed by an architect. The portico is somewhat off-center with the front door and the second-floor window is slightly off as well.<sup>22</sup>

Finley's interest was not in the house, but in the development of the farm. He built two frame barns, a frame corncrib, and a two-story frame tenant house close to the main house. Another two-story frame tenant house built at the same time is closer to the entrance to the property near Route 17. All the buildings are of similar architectural detailing and scale. In a field between the main house and Route 17 were several large dairy barns that were later removed, while northwest of the main house was a stable that was also removed.<sup>23</sup>

In 1924, after Finley's death, 86.5 acres were sold to Frederick Haserick, who changed the name of the estate back to Loretta. Today Loretta is owned by Haserick's stepson, William N. Wilbur. Since alterations in 1913 by Finley, the house has remained unchanged. Haserick removed the dairy barns and the property has now been reduced to 76.5 acres. The remaining buildings are in excellent condition and retain their integrity. The remaining buildings are in excellent condition and retain their integrity.

Loretta, as it stands today, is a property with links to the prominent Edmonds family, but its significance primarily dates to the early years of the twentieth century. With no major changes to the main structure after 1913, the house retains its integrity as does the surrounding complex of outbuildings. Secluded at the end of a tree lined drive, the property provides views of unspoiled rolling landscape in every direction.

#### **ENDNOTES**

- 1. Fauquier County Land Books.
- 2. Elizabeth P. Hoge, <u>Phase 2 Architectural Evaluations of Road Island, Loretta, and Hopefield for the Route 17 Bypass in Fauguier County Virginia</u> (Richmond: Virginia Department of Transportation, April 1989), 20.
- 3. Ibid., 18, 19.
- 4. Ibid., 19.
- 5. Ibid., 18, 19.
- 6. Ibid., 17.
- 7. Ibid., 19.
- 8. Ibid.
- 9. Works Progress Administration Historical Inventory, Fauquier County, Virginia, 1937.
- 10. Fauquier County Land Books.
- 11. Hoge, 17, 18.

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- 12. Ibid.
- 13. Ibid., 18.
- 14. Fauquier County Deed Book 74, 168.
- 15. Fauquier County Deed Book 83, 282.
- 16. Fauquier County Deed Book 100, 339.
- 17. Fauquier County Land Books.
- 18. Hoge, 20.
- 19. Ibid.
- 20. Fauquier County Deed Book 106, 301.
- 21. Hoge, 18.
- 22. Ibid.
- 23. Ibid., 20, 23.
- 24. Fauquier County Deed Book 126, 59.
- 25. Hoge, 18, 19.

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# **BIBLIOGRAPHICAL REFERENCES**

Fauquier County Deed Books, #74-#126.

Fauquier County Land Books.

Hoge, Elizabeth P., Phase 2 Architectural Evaluations of Road Island, Loretta, and Hopefield for the Route 17 Bypass in Fauquier County Virginia. Richmond: Virginia Department of Transportation, April, 1989.

Works Progress Administration Historical Inventory, Fauquier County,

Virginia, 1937.

## VERBAL BOUNDARY DESCRIPTION

The boundary of the nominated property is delineated by the polygon formed by the following UTM reference points:

- A: 18/256110/4292420
- B: 18/255720/4291790
- C: 18/255575/4292060
- D: 18/255800/4292560

## **BOUNDARY JUSTIFICATION**

The boundary includes the house, outbuildings, and existing acreage that have been historically associated with Loretta.



Section Name (Section)

